

Historic Area Preservation Plan

Fayette ♦ Street Conservation Area

Historic Preservation Plan
Fayette Street Conservation Area
(HA-26 FY)

A part of the
Comprehensive Plan for Marion County

Adopted by the Indianapolis Historic Preservation Commission

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Adopted by the Metropolitan Development Commission

March 1, 1995

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Historic Landmarks Foundation of Indiana
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Canal Coalition
City of Indianapolis
and
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Mayor Stephen Goldsmith

Fayette Street Conservation Area
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Fayette Street Conservation Area

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Introduction

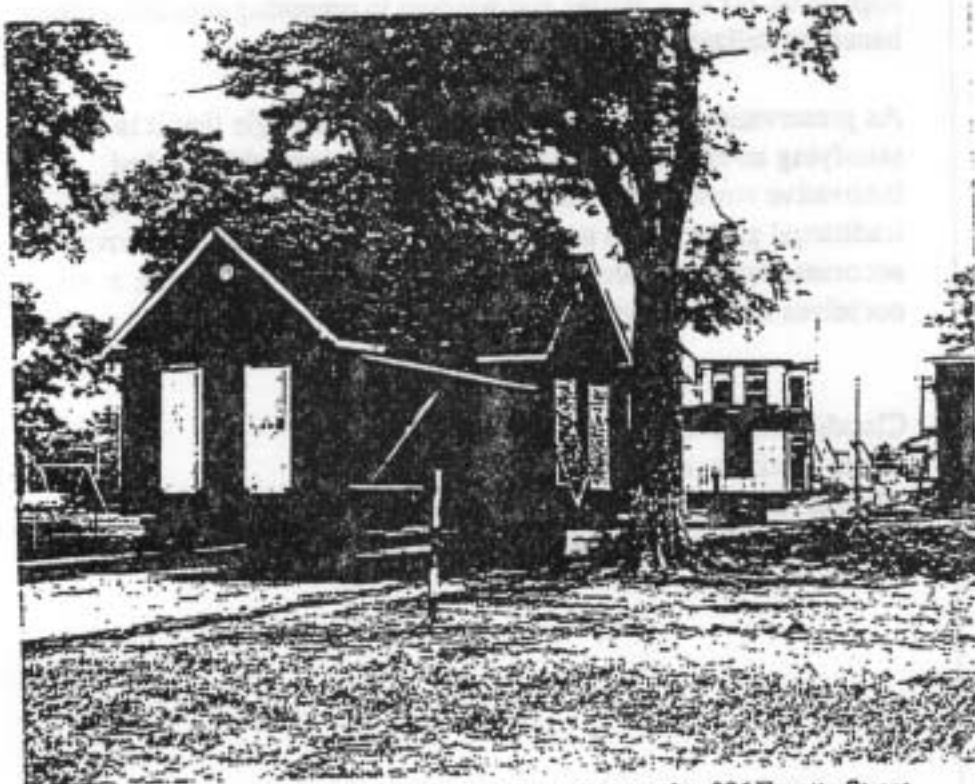
In Indianapolis, as in many urban areas of the United States, the best intentions of 1960s' urban renewal devastated the central core of Indiana's capital city. Highways cut a sweeping path through once nurturing and cohesive communities, removing housing, business and religious anchors that made the city one of the most beautiful in the Midwest. Where highways left neighborhoods untouched, city planners stepped in to level buildings considered unfit for the future—despite their contributions of the past. For a city with nearly two centuries of history, “progress” meant the loss of many neighborhoods people in Indianapolis once called “home.”

The architects of the city designed Indianapolis similarly to Washington, D.C.—in quadrants defined by wide avenues emanating from the city's core. Indianapolis attracted various ethnic groups eager to move west from the populated eastern areas of early-eighteenth century America. Those groups worked together to provide shelter and services to others who continued their journey west along the National Road, which divides Indianapolis—indeed Indiana—north and south. Among those who prospered in the land once hunted by the Miami Indians were black settlers who built homes alongside newly-arrived European immigrants. The area that drew those of African and Mediterranean heritage was known as the westside, the city's fourth ward, which was situated along the White River near downtown Indianapolis. A marshy, damp area in the early days of Indianapolis, it was shunned by other residents because of the tuberculosis and fever that seemed to dwell there. But as Indianapolis grew, the area became more densely populated and more desirable because of its central location. The African-American population swelled following the end of the Civil War, living side-by-side with the Irish, Greek and other European immigrants who lived there and a greater sense of community and worth took hold. There were the traditional larger Victorian and Queen Anne homes side-by-side with shotgun-style houses known by many from years of living in the south. There grew a respected and prosperous black middle-class that in 1910 added to its number Madame C.J. Walker, America's first self-made millionairess. Her company, headquartered in Indianapolis in what is now a National Historic Landmark, made black cosmetics and hair-care products providing good-paying jobs for many in Indianapolis' African-American community.

In 1975, Historic Landmarks Foundation of Indiana conducted a survey of residential units still standing in the old westside area. Even with the clearing of much of the old fourth ward for the construction of the Indiana University-Purdue University

Indianapolis campus and the Indiana University Medical Center, some 2,200 units were surveyed then. Of those, 29 sat in a once densely-populated six-square block area known as the upper canal area. The focus of commercial and tourism development in its lower extremities, the old Indianapolis Water Company canal built in the 1830s sat empty in recent years at its northernmost downtown end, the upper canal.

In early 1992, under the then recently-elected mayor Stephen Goldsmith, the city's attention focused on this last tract of undeveloped downtown real estate. A consultant's report recommended that all upper canal residences and businesses be acquired by the city (through eminent domain if necessary), and the land cleared. Residents and businesses found out about this decision when they received letters telling them that their property had been placed on the city's acquisition list. Stunned, some of them decided to protest the development plans of the city. Following months of impasse between the city and some residents and businesses, it became clear that one voice should speak for the community—a voice that represented the people and businesses most affected by the Mayor's decision. With that single voice in mind, the Canal Coalition was born.



Parade of Homes - 801 Fayette Street is being relocated to 906 Fayette Street (August 1994).

The Canal Coalition, headed by the African-American Landmarks Committee of Historic Landmarks Foundation of Indiana, asked the mayor for an opportunity to present an alternative plan of development for the upper canal area. The plan consolidates twenty residences, once scattered around the upper canal area, into the 900 block of north Fayette Street. Ten of the twenty housing structures were already in place, with ten moved in from the surrounding area. Although moving of houses is not the solution most preferred by preservationists, it is an alternative that works when it comes to inner-city areas devastated by urban neglect and decay. The houses of owners who wish to stay are being refurbished as are the houses of those owners who preferred to sell to the city, offering that property to new residents of this downtown neighborhood.

The Canal Coalition's members are BOS Development Corporation, Ransom Place Neighborhood Association, MEDIC, Madame Walker Urban Life Center and the African-American Landmarks Committee of Historic Landmarks Foundation of Indiana. By accepting the Coalition's plan, Mayor Goldsmith and the city of Indianapolis, has taken a heretofore unprecedented stand in accepting an alternative proposal that provides for the revitalization and not the demolition of the Fayette Street neighborhood. Compromise and accommodation as well as understanding and respect have been the operative words in reaching this landmark accord. The city of Indianapolis is to be applauded for its initiative and wisdom in accepting this community-based revitalization plan.

As preservationists, we have learned in this struggle that it is as satisfying an effort to remember our past through this kind of innovative consolidation solution as there may be in using more traditional preservation answers. It is only through such innovation, accommodation, respect, and care that there will be a future at all for ourselves and our communities.

Claudia Polley, Chair
Canal Coalition and
African American Landmarks Committee
Historic Landmarks Foundation of Indiana

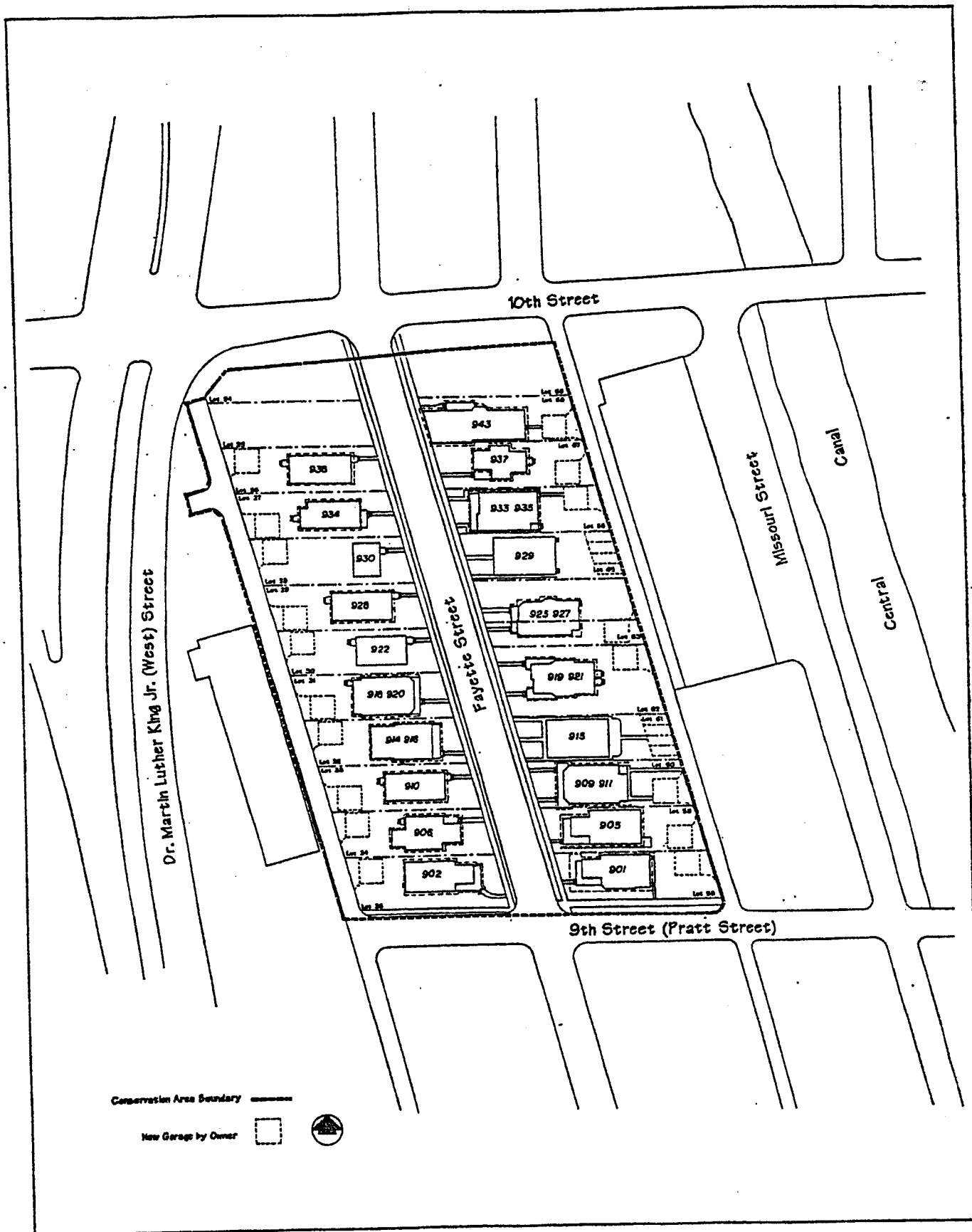
Conservation Area
Delineation

Area Boundary

The boundary officially designated by this plan is described below and is depicted on page 6. The northern boundary is the south right-of-way of 10th Street, starting at the western right-of-way boundary of the alley between Dr. Martin Luther King, Jr. (West) Street and Fayette Street and then extending eastward to the western right-of-way boundary of the alley between Fayette Street and Missouri Street. The western right-of-way boundary of the alley between Fayette Street and Missouri Street serves as the eastern boundary running from the south right-of-way of 10th Street to the north side curb of 9th Street.* The southern boundary is the north side curb of 9th Street* extending from the western right-of-way boundary of the alley between Fayette Street and Missouri Street to the western right-of-way boundary of the alley between Dr. Martin Luther King, Jr. (West) Street and Fayette Street. The western boundary of the area is the western right-of-way boundary of the alley between Dr. Martin Luther King, Jr. (West) Street and Fayette Street and runs from the north side curb of 9th Street* to the south right-of-way of 10th Street.

* Note:

The boundary lines that are curbs (9th Street) may change if the streets are altered by way of narrowing or widening.



Historical Significance

Historical Significance

The Fayette Street Conservation Area is associated with two important historical themes. First, it represents what little is left of the century-old African-American neighborhood in downtown Indianapolis. Just after the turn of the century when African-American settlement was at its peak, it stretched from the banks of the downtown Central Canal to the White River.

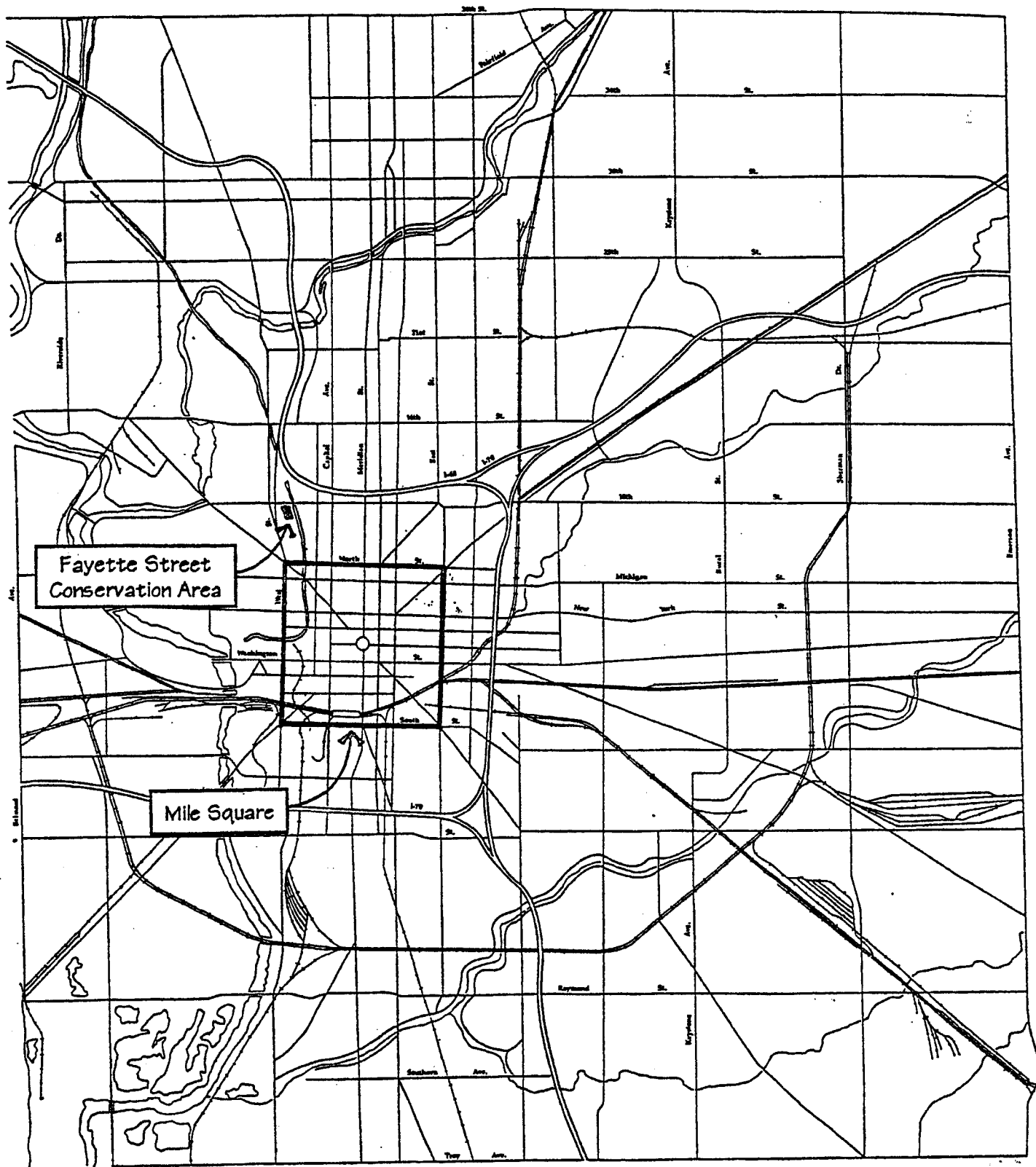
The second theme associated with the Fayette Street Conservation Area is its association to the Indianapolis Central Canal. The canal, built in the 1830s, holds the distinction of being one of the oldest man-made features in the city and has been designated as an American Water Landmark by the American Water Works Association. It is not by accident that these two historical themes are intertwined. As early as the 1840s, some of Indianapolis' first factories located along the canal in anticipation of it becoming the principal means of commercial transportation. In the early 1860s, when African-Americans began moving into the area, the new settlers depended upon the existence of the canal, finding jobs at the factories.

Chronological Development

1821-1890

When Alexander Ralston laid out his plan for Indianapolis in 1821, how strange it must have seemed to be laying out a town with a four-acre circle surrounded by a street eighty feet wide and two crossing diagonal streets ninety feet wide. But Ralston's association with Pierre L'Enfant in Washington, D.C. was evident. The rest of his plan called for a mile square grid bounded by North, South, East and West Streets with Monument Circle at its center. The Fayette Street Conservation Area is located just outside the northwest corner of the original mile-square boundary of Indianapolis.

By the late stages of the Civil War, many African-Americans had begun to move northward, some choosing to settle in Indianapolis. According to Jean Spears, founder of the Ransom Place Historic Neighborhood Association, these first arrivals settled outside of the mile square city limits of Indianapolis. They congregated along the Central Canal, between its west bank and the White River. There the land was cheap, the rents were low and the canal provided an



Vicinity Map

important source of jobs for these early settlers. Before the coming of the railroad, the canal was the primary means of transporting goods. A string of industries, including saw, paper, grist, woolen and cotton mills, located along the canal to take advantage of the water power. But while the land was cheap, living there had its price. The land between the canal and the White River was low-lying, had inadequate drainage and unpaved streets. The industries emitted noxious fumes and other toxins into both the air and the water. Diseases such as scarlet fever and tuberculosis flourished and took its toll on the densely populated area.

The eight blocks bounded by Paca Street on the west, 10th Street on the north, Fayette Street on the east and St. Clair Street on the south, which include the Ransom Place Historic District and the Fayette Street Conservation Area, were platted in 1871. Construction of homes in the area flourished during the 1880s and the 1890s. Most of the homes in this area were built by early Irish immigrants that had first settled in the area while working on the construction of the canal in the 1830s. When early African-American settlers began to arrive, they moved into this housing that had been left by the Irish immigrants that had chosen to move on. Others who were not so lucky settled in cheaply built factory supplied housing or in shacks scattered amongst the houses.

1900-1965

During the early twentieth century the neighborhood was racially integrated. Census records for 1910 show both African-Americans and whites interspersed. Research shows that most of the African-Americans living on Fayette Street, had moved to Indianapolis from Kentucky, while a few others had moved from Tennessee, Georgia, and North and South Carolina. A few white families lived in the area as well, including one Irish family at 801 Fayette Street (now relocated to 906 Fayette Street). In order to make ends meet, many of the primary householders took in additional boarders and roomers. The older folks had no real means of retirement and would take in young newlyweds and single people for extra income. Nursing homes were out of the question in those days, so more than one generation of the same family lived in many of these small cottages. Even the smallest homes had as many as eight people living in them. This was a common practice in both African-American and white households. According to census research, it is likely that the boarders found housing through either family or occupational association.

The settlements along the canal made up a large working class community. A comparison of City Directory listings and census records show that many males worked as laborers in the nearby factories and warehouses, while others held jobs as janitors, porters, and waiters at clubs, restaurants and hotels in and around the downtown area. Women held jobs as cooks, laundresses, seamstresses and domestics in well-to-do private homes. Eventually, some African-Americans were able to break out of these professions and establish themselves in more prominent careers such as attorneys, physicians, dentists, architects, etc. Others were self-employed having established businesses along the Indiana Avenue corridor. For a short time around 1914, one such entrepreneur, James T. Martin lived at 914 Fayette Street. Along with his brothers, he ran the Martin Brothers Manufacturing Company, a men's clothing manufacturing business at 214 Indiana Avenue (Lyda 1953).

Following World War I the area became more segregated. The rise of the Indiana Ku Klux Klan during the 1920s further emphasized the lines between African-Americans and whites in Indianapolis. Restrictive housing practices necessitated that the African-American community meet its own needs, which in turn created a vibrant and active Indiana Avenue. Popular establishments such as the Cotton Club and the Sunset Terrace booked the likes of Cab Calloway, Ella Fitzgerald and native son Wes Montgomery (Smith and Bauder 1988). The establishment of the Walker Theater in 1927 "provided a social, cultural, educational, and business center for the black community". This brick and terra-cotta structure with Egyptian stylistic influences, was a positive symbol of black community pride. Soon other entertainment establishments joined the service-oriented businesses along the Avenue (Ball, et al. 1975). As restrictive housing practices were lifted and the housing market expanded, the area suffered a major decline in population and wealth. The shops and services lost their middle-class clientele, and by the early 1960s, the entire area had slipped into decline. Buildings along Indiana Avenue were closed, vacated, abandoned, vandalized and demolished, and out-migration to newer homes opened up the neighborhood to a transient population (Warren 1991).

1965-1984

The buildings were dilapidated and deteriorated. In the area aging warehouses stood deserted, windows broken or boarded up, staring back at the casual observer. The buildings were not seen as worthy of preserving. Indiana University-Purdue University Indianapolis (IUPUI) began its massive growth in the early 1970s.

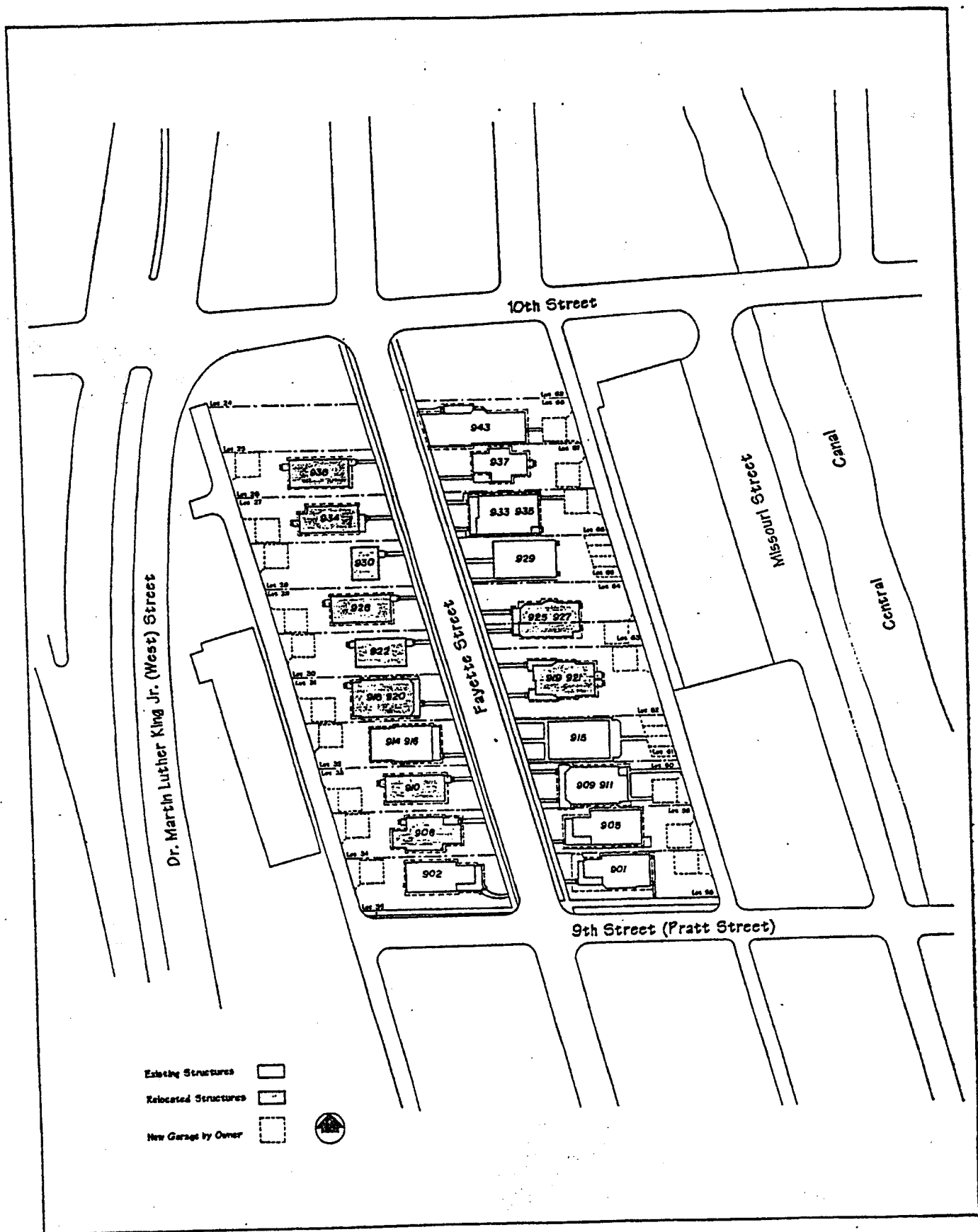
At that time, about 5,000 African-Americans lived in the community surrounding Indiana Avenue. Many were pushed out to make way for new building and parking lots for IUPUI. In all, IUPUI demolished about 1,000 low-income homes by the mid-1970s. Next came the inner loop of Interstate 65, which carved its way through the middle of the community dividing neighborhoods.

With all this in view of the State Capitol complex as well as within a short walking distance of Monument Circle, much of the commercial center of the city, and the IUPUI campus, it was not long before city planners turned a collective eye toward the canal. Planners visualized the canal not as a festering sore, but as an attractive concourse, linking new growth of the city together. As a result, restoration of the canal was planned for as part of the Metropolitan Development Commission's Northwest Redevelopment Project (Schneider 1984). The focus of the plan now is one of the most extensive revitalization and economic development efforts ever seen in Indianapolis.

Architectural Description

The consolidation of homes making up the Fayette Street Conservation Area represents the modest architectural styles and construction techniques that occurred throughout the African-American neighborhood between 1885 and 1914. While this area has been synonymous with Indianapolis' African-American culture since the turn of the century, the houses themselves were not built by African-Americans. Rather, the homes were built by the Irish immigrants who were attracted to the area by the construction of the Central Canal. In addition to the homes, the Irish also built St. Bridget's Catholic Church and School on the corner of St. Clair and West Streets.

The 900 block of Fayette Street is a consolidation of 20 houses and apartment buildings; 10 relocated from the larger area and 10 that are located on their original sites. The historic area consists mainly of modest vernacular styles typical of the late nineteenth and early twentieth centuries, whose simplicity speak to the humble beginnings of the area. The area is predominantly made up of one- and two-story frame dwellings, the earliest of which was built prior to 1887 at 906 Fayette Street. After the turn of the century, apartment construction was more cost effective with a greater return for the investor due to the high density of an apartment or flat. Two nearly-identical apartment buildings were built on the east side of

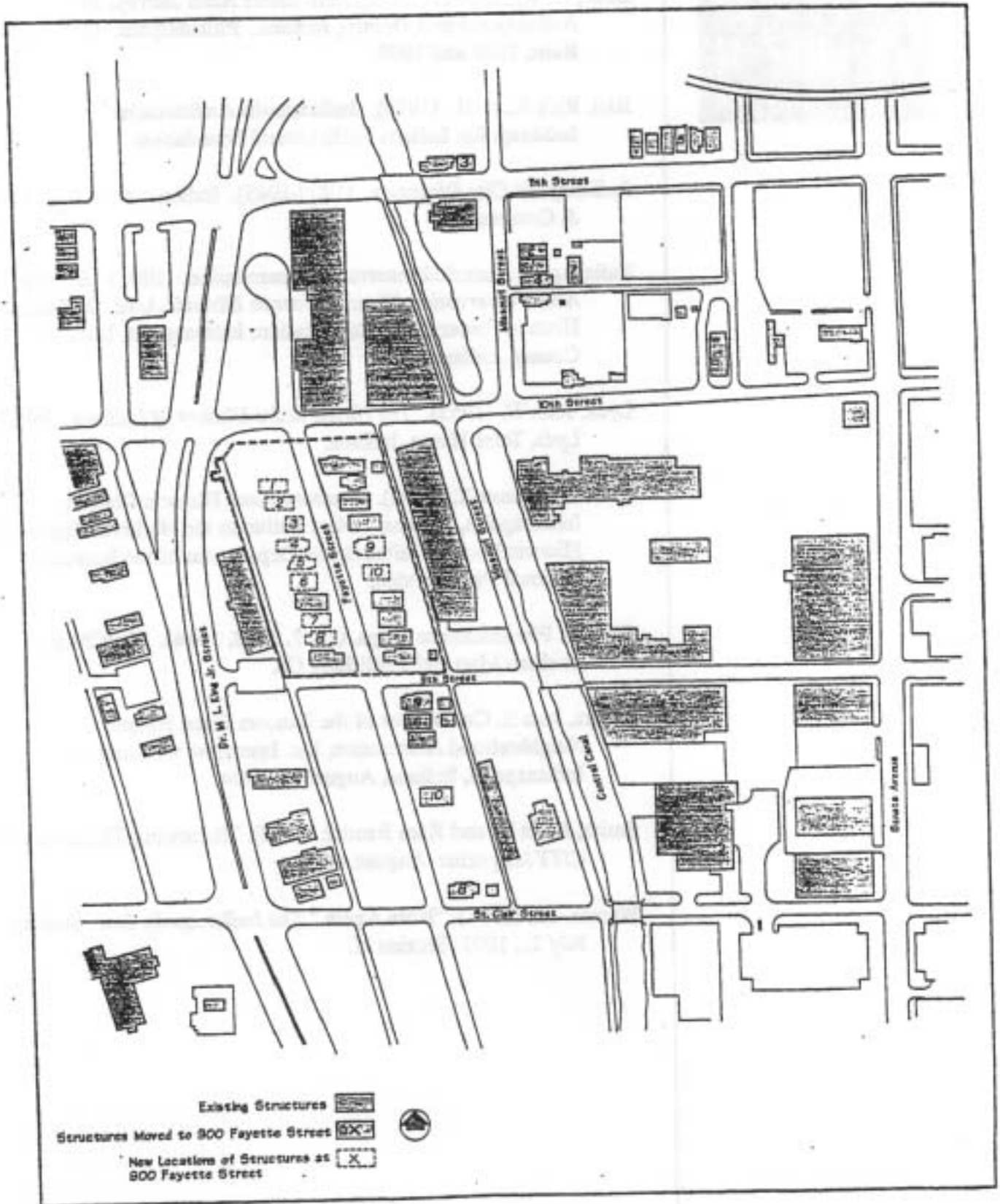


Map of Existing and Relocated Structures

Fayette Street circa 1914. A small collection of double shotgun houses, once located along Missouri Street, have been relocated to Fayette Street and are interspersed amongst some of the larger two-story houses moved from the 800 block of Fayette Street. While not completely identical, many of these two-story houses are variations of the same gable-on-hip with lower crossing gable roof form typical of the Queen Anne style, but without much of the elaborate detailing. In fact, the majority of these vernacular houses are very simplistic in design, borrowing a few stylistic details such as decorative siding and turned posts from the Queen Anne style. While many of these residences have undergone minor alterations, primarily replacing porches and windows, they still retain their original plan and much of their original trim and decorations.

Preservation Significance

The Fayette Street Conservation Area is significant in a preservation planning sense as this unique project represents a new attitude towards preserving historical resources. Normally, historic preservationists would prefer not to move historic buildings from their original sites. But rather than lose the scattered historical remnants of early African-American settlement altogether, the city decided to consolidate them into a single neighborhood. As a pioneering effort between city officials and concerned community residents and businesses, this consolidation plan represents the best efforts of a city and its citizens in the preservation of the heritage and history of all.



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**Preservation
Objectives**

Fayette Street Conservation Area Objectives:

Building Objectives:

1. To preserve the basic character of those houses that have had exterior renovations as of 1994.
2. To encourage renovations and alterations that are sensitive to the historic fabric of the area on 901 Fayette Street, 902 Fayette Street, 933-935 Fayette Street and 943 Fayette Street.

Land Use Objectives:

1. Retain the residential use of the area as it was historically designed to be used.
2. Maintain current density.
3. Maintain land use as specified in zoning area CBD-S.

New Construction Objectives:

1. Garages should maintain some degree of separation from the house, should be located at the rear of the property and should be oriented towards the alley.
2. New construction that is sensitive to the existing fabric should be considered for Lot 25, or any other lot(s) should they become vacant.
3. Encourage additions which are sensitive to the original character of the site and respect the primary building as well as any existing out buildings.

Purpose of the Guidelines

These guidelines are intended to help individual property owners choose an appropriate approach to issues which arise when working on historic buildings. They are meant to indicate a range of alternative approaches which may differ from house to house but which are, nevertheless, compatible with the character of the Fayette Street Conservation Area. Design guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

A quote from The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, Washington, D.C. 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

"Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

Indianapolis Historic Preservation Commission Jurisdiction

NOTE: Before receiving any permits or undertaking any work to or on the exterior of a building, and that constitutes construction, reconstruction, alteration, demolition, or otherwise is included in these standards, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be obtained. **Exceptions, for which no Certificate of Appropriateness or Authorization is needed, are clearly stated at the end of each guideline.**

Guidelines for Doors

Note: Guidelines for Security Doors are found on page 34.

Recommended

1. Original historic doors should be repaired and retained. If an original door is lost, its replacement may be an old or new door compatible with the building's style, size, shape and material.
2. New doors should be wood and should match the original in size, shape and proportion. Doors made of other material may be considered if they have characteristics similar to the original door.
3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
4. Wood storm and screen doors are preferred. Aluminum or other material should be prefinished in a color to match the door or trim, fitted properly to the door opening with no spacers, designed to not obscure the primary door design, and use no decorative details or simulated muntins.
5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.
6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.

Not Recommended

1. Eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from the original openings.
2. Sliding glass doors.
3. Discarding original door hardware. If possible, it should be repaired and retained.

4. Altering the size of door openings or changing single doors to double doors for facades visible from the street.
5. Door styles that evoke an era pre-dating the building.

No Certificate of Appropriateness is needed to undertake the following actions:

- replacement or changes to hardware
- installing screen doors or storm doors, provided the opening is not altered and the storm doors fit the opening properly

Guidelines for Handicapped Access

It is recognized that there is a need to accommodate the accessibility need of people with physical disabilities. In doing so, there will occasionally need to be alterations or additions that would otherwise not be considered appropriate (i.e. ramps, special handrails, extra openings, etc.). To appropriately design such elements, the following guidelines should be followed.

Recommended

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. Any change should be made in such a way that its effect is reversible.

Not Recommended

1. Covering significant architectural details or damaging historic material.

Note: The American National Standard ANSI A117.1 clearly defines the specifications for making a building safe and usable for physically handicapped persons.

No Certificate of Appropriateness is needed to undertake the following actions:

- installing ramps and special handrails to provide access to an existing door on the rear of the building

Guidelines for Landscaping and Site Development

Recommended

1. Rear yard fences should come no further than midway to the front of the house.
2. Front yard fences should be open in style (approximately 50% open space) and relatively low (usually not in excess of 42").
3. Privacy fences, if desired, should enclose only the rear yard.

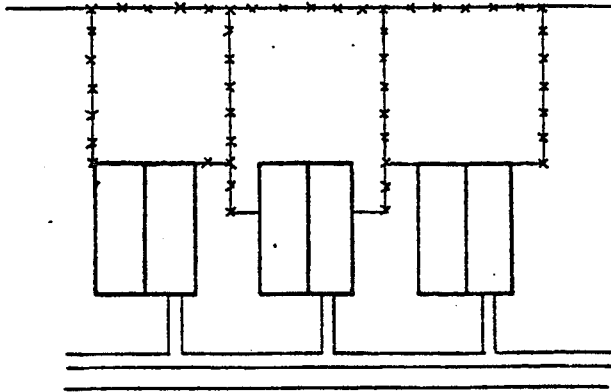
Not Recommended

1. Rear privacy fences that begin any closer to the street than a point midway between the front and rear facades of the primary structure.
2. Inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvered.
3. Privacy fences which are over six (6) feet high.

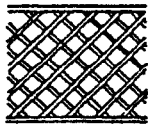
No Certificate of Appropriateness is needed to undertake the following actions:

- installing rear yard fences
- installing or removing plant materials
- pools, play equipment, clotheslines, dog runs, dog houses, paved parking areas (smaller than 20' by 20') provided they are in the rear yard.
- installing small yard accessories (less than 42"x18"x18")

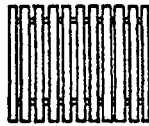
Appropriate



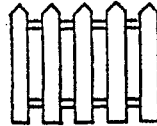
Appropriate Wood Fences



Lattice

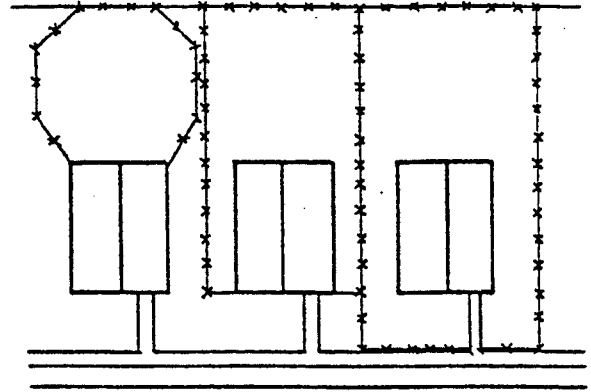


Slat

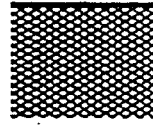


Picket

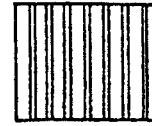
Inappropriate



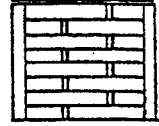
Inappropriate Wood Fences



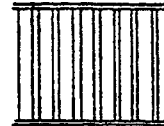
Chainlink



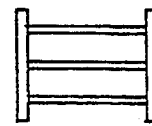
Board and Batten



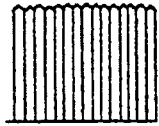
Basket Weave



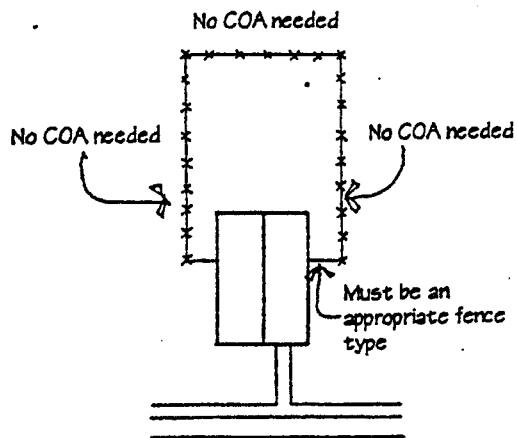
Louver



Split Rail



Stockade



Guidelines for Masonry

Recommended

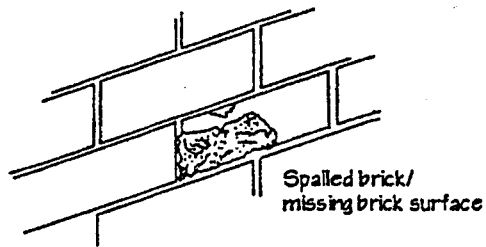
1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white portland cement for workability.
3. Careful removal of mortar from the joints so as not to damage the brick edges.
4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials which match the original in appearance. Reuse of the original material on the face of the foundation is preferable.
5. Whenever replacement brick is needed, use salvaged or new material which closely matches the original in size, color and texture.
6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint. Old paint which is firmly fixed to the masonry will usually serve as an adequate surface for repainting. Methods which attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).
7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.
8. Limited repointing is recommended rather than total repointing.

Not Recommended

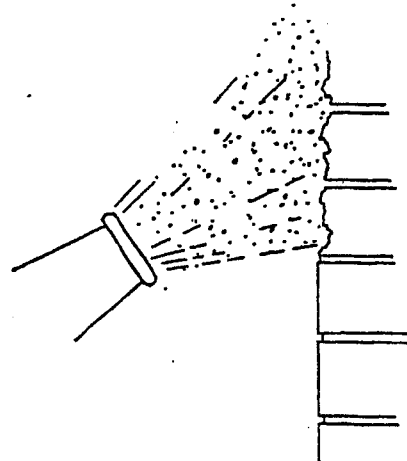
1. Replacing historic bricks, unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.
2. Using what is commonly called "antique" brick. These consist of a mixture of bricks, in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.
3. Covering-over or replacing masonry simply to eliminate evidence of past cracks, repairs and alterations.
4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not be to make the masonry look new. Old masonry neither can nor should regain its original appearance.
5. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.
6. Sandblasting, high pressure water blasting (over 600 psi), grinding and harsh chemicals.
7. Waterproof and water repellent coatings on historic brick. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.

No Certificate of Appropriateness is needed to undertake the following actions:

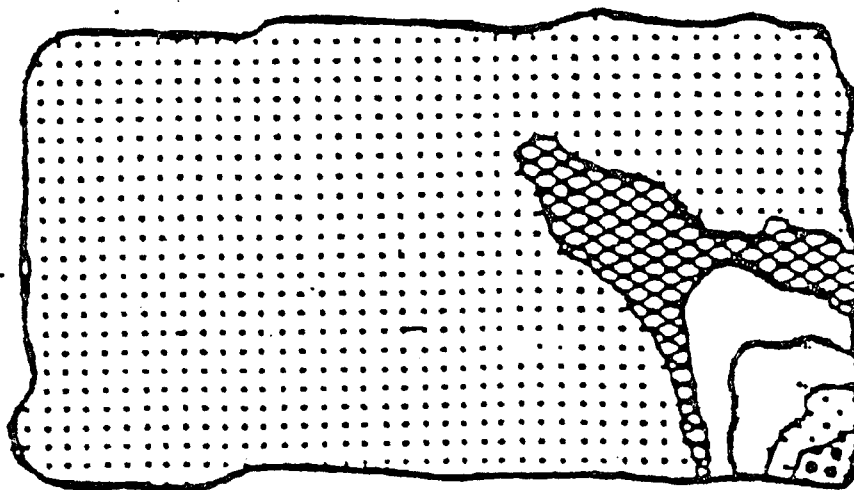
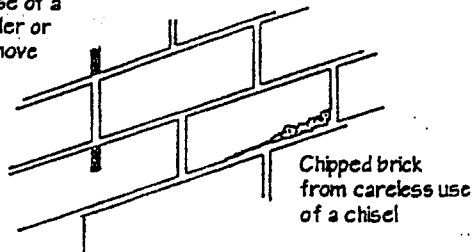
- to repaint an already painted masonry surface
- to repair existing mortar or plaster coating on brick surfaces



Sandblasting
Removes surface
of brick



Careless use of a
power grinder or
saw to remove
mortar



Present
Color

Original
Color

Paint Chip Analysis

Guidelines for Paint Colors

Recommended

1. Remove all loose paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.
2. Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches which are appropriate for selecting a color scheme.
 - a) Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyzing the paint in the laboratory, or finding hidden areas which were never repainted.
 - b) Repaint with colors commonly in use at the time the building was built.
3. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.

Not Recommended

1. Monochromatic (single color) color schemes on buildings which originally had vibrant, multiple and contrasting colors.
2. Highly polychromatic (multi-color) color schemes on buildings which were originally painted with restraint and simplicity.
3. Painting any previously unpainted masonry surfaces.

No Certificate of Appropriateness is needed to undertake the following actions:

- repainting historic or new wood
- repainting masonry that has already been painted

Guidelines for 943 Fayette Street

This building has had several uses. Its current configuration provides evidence of it being a house, a store, and having apartment units. Therefore, rehabilitation of the building could follow several legitimate uses. An approach based on any one of the documented histories could be considered valid. It is not recommended that this building be converted to something unrelated to anything it has been in its past.

Guidelines for Porches and Pent Eaves

Recommended

1. Repair and retain original porches and pent eaves.
2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. Assess the significance of a non-original porch or pent eave before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
4. Original porch floors should be repaired or replaced to match the original.
5. If a porch or pent eave is missing, its replacement should be based on as much evidence as possible about the original porch design, shape and details. Check the following sources for evidence:
 - a) old photographs
 - b) historic Sanborn maps
 - c) paint lines defining porch roof outlines
 - d) paint lines defining porch post design
 - e) remnants of the porch foundation
 - f) similar houses in the neighborhood (helpful but not always dependable)
 - g) oral descriptions from previous owners
6. Where little or no evidence of the original porch or pent eave remains, its replacement should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

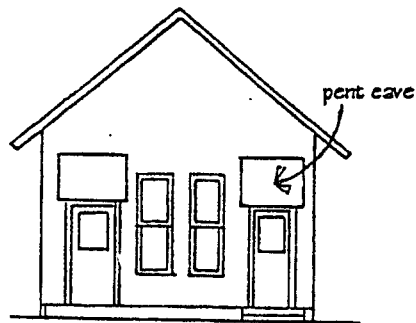
Not Recommended

1. Alterations to historic porches and pent eaves, especially on primary facades.
2. Constructing a new front porch on a house that did not have one at the time that it was moved.

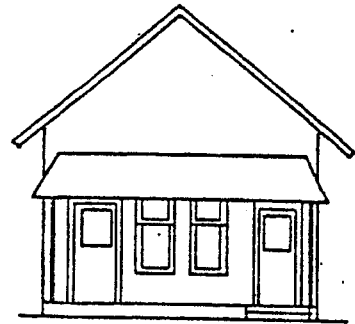
No Certificate of Appropriateness is needed to undertake the following actions:

- constructing porches or decks on rear of the house, provided it is not visible from the street

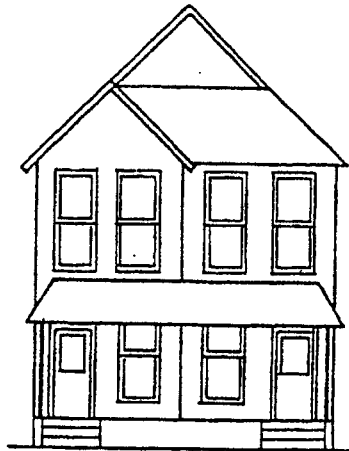
Context



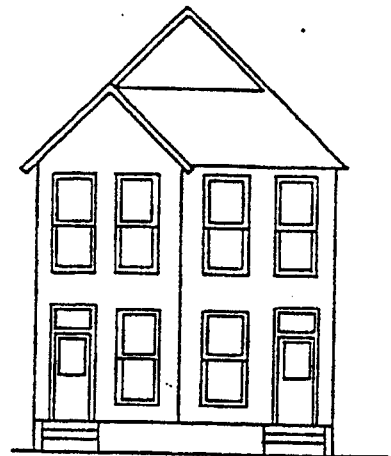
Inappropriate



Context



Inappropriate



Guidelines for Roofs and Roof Elements

Recommended

1. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of grey and brown.
2. A flat roof which is not visible from the ground may be repaired or reroofed with any appropriate material, provided it remains obscured from view.
3. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
4. A drip edge, if used, that is painted to match surrounding wood.
5. Gutters and downspouts should match the building body and/or trim color.
6. Repair and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
7. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water runoff on the ground rather than installing gutters when none originally existed.
8. Flat surfaced skylights with frames which match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.
9. Original chimneys which contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

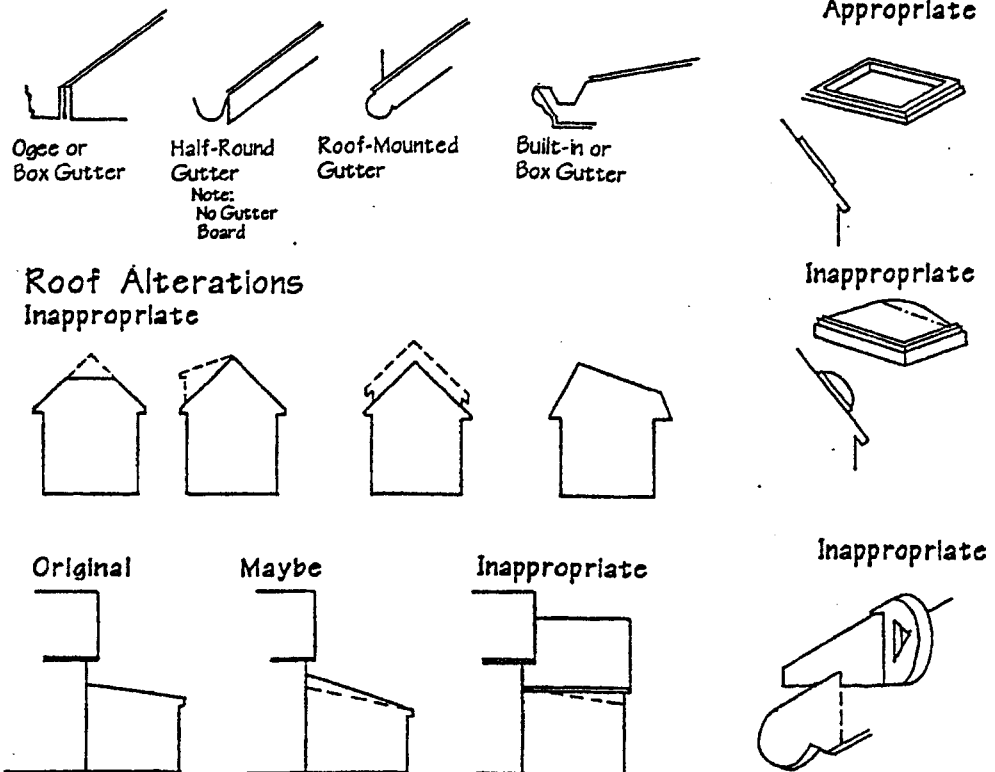
Not Recommended

1. Alterations to the roof slope and shape unless past inappropriate alterations are being reversed.
2. White, light or multi-colored shingles and rolled roofing.
3. The addition of dormers on roof areas which are significant to the character of the building.

4. Covering exposed rafter ends with a gutterboard and never cut or alter decorative rafter ends to accept a new gutterboard.
5. Skylights on prominent roof slopes which affect the building character. Bubble style skylights break the roof plane and should be avoided unless they cannot be seen from any street.
6. Placing mechanical equipment such as roof vents, new metal chimneys, solar panels, TV antenna, satellite dishes, air conditioning units, etc. where they can be seen from the street or affect the character of the building.

No Certificate of Appropriateness is needed to undertake the following actions:

- reroofing a house using asphalt or fiberglass tab shingles
- choosing a color for the roof
- flat roofs not visible from the street
- installation of gutters and downspouts provided that there are no alterations to eave detail



Guidelines for Security Devices

Recommended

1. Security devices that will not detract from the character of the building and surrounding area. Examples include locks, alarm systems and lights.
2. If necessary on residential buildings, security doors should:
 - a) have as few bars as possible
 - b) be simple in design with no decorative details
 - c) fit the door opening exactly, without alteration to the door frame and
 - d) painted to match the door it protects
3. If a physical barrier is necessary on commercial buildings, consider interior rolling grills that can be pulled down when needed.
4. Fixed bars on the inside of windows because of their minimal impact to the character of a building.
5. Small security devices should be placed as inconspicuously as possible

Not Recommended

1. Closing up window or door openings.
2. Replacing basement windows with glass block.
3. Permanently fixed bars on the exterior of windows.
4. Replacing original doors with metal doors.

No Certificate of Appropriateness is needed to undertake the following actions:

- installing security doors provided they fit the opening without alteration
- installing bars on windows on the side and rear facades
- installing small security devices on the outside wall such as alarm boxes

Guidelines for Trim and Ornamentation

Recommended

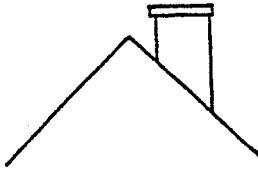
1. Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.
3. New materials should accomplish the same characteristics as the originals.

Not Recommended

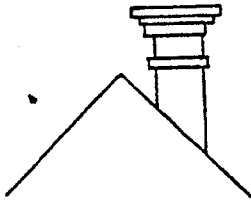
1. Fabricating a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.
2. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.
3. Adding decorative details to parts of a building which never had such details. For example, window and door trim was sometimes different and more simple on one side, both sides or the rear of the building.
4. Covering up original details.

Original

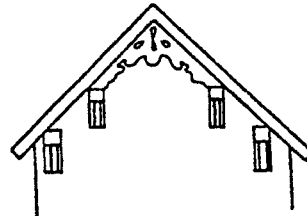
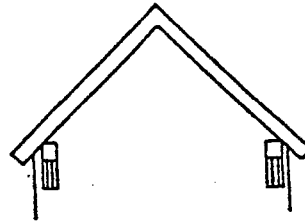
Chimneys



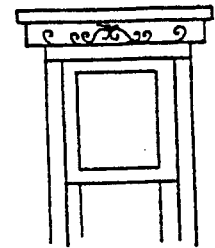
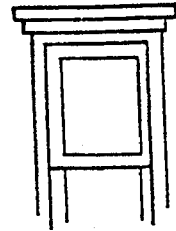
Inappropriate



Gables



Windows



Guidelines for Windows

Note: Guidelines for Security Bars and Devices on windows are found on page 34.

Recommended

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. If it is decided to replace windows, replacements should match the existing windows.
2. Window replacement should be considered only when one of the following conditions exists and can be documented:
 - a) The existing windows are not original and are not significant.
 - b) The condition of existing windows is so deteriorated that repair is not economically feasible.
3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weatherstripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.
4. Storm windows should fit window openings exactly, without the use of spacers. They should be painted, anodized, clad or otherwise coated in a color to match the existing windows or trim. They should be compatible with the window pattern (no simulated muntins or decorative details), should not obscure window trim and may be made of wood, aluminum, or other metals or vinyl). Consider interior storm windows.
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.
6. Exterior window shutters should be mounted with operating hardware. The shutters should match the proportion of the window. Each shutter shall be equal to the height of the opening and shall be one-half (1/2) of the opening width. Painted or glazed windows do not lend themselves to having shutters.

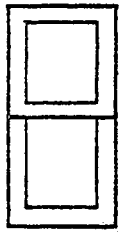
Not Recommended

1. Replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials. Examples, snap-in muntins, and tinted glass are not considered similar to original wood windows.
2. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.
3. Shutters are not recommended for the brick apartment buildings due to their period and styles.

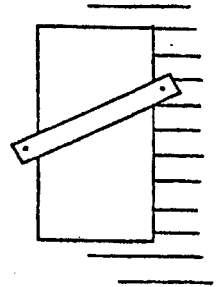
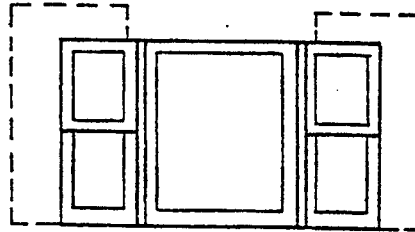
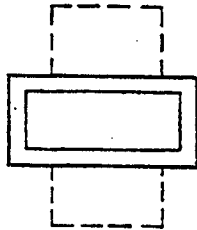
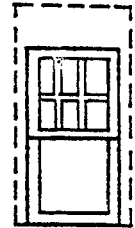
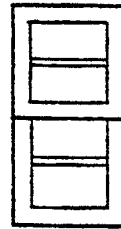
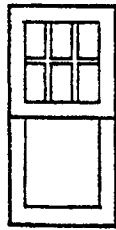
No Certificate of Appropriateness is needed to undertake the following actions:

- replacement or changes to hardware
- installing storm windows or screens, provided the opening is not altered and the storm windows fit the opening properly
- installing shutters on the frame houses provided they fit the opening

Original

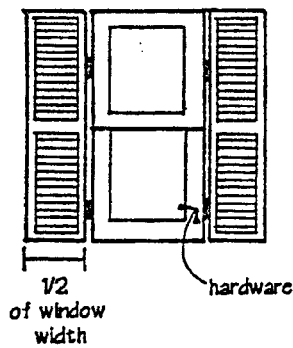


Inappropriate Replacements

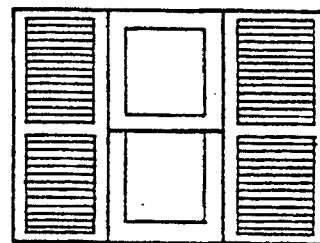
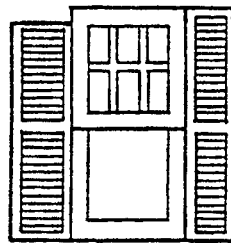


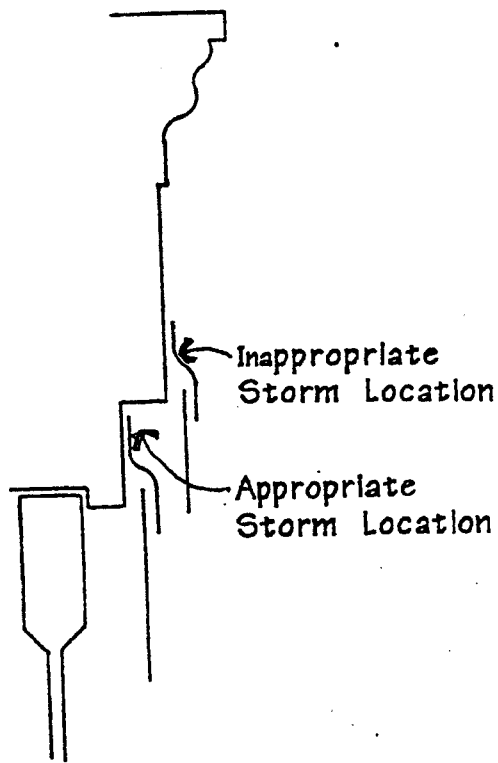
Shutters

Appropriate

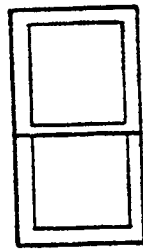


Inappropriate

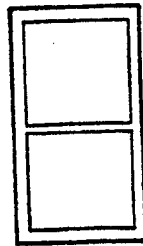




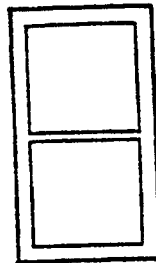
Window



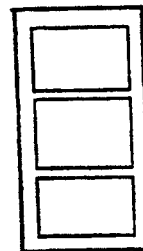
Appropriate Storm



Inappropriate Storms



Oversized



Does not
fit window
pattern



Does not
fit window
pattern

Guidelines for Wood Siding

Recommended

1. Unrestored wood siding may look beyond repair but is usually in better condition than it looks. The preferred approach to wood siding is as follows:
 - a) Retain all of the original sound wood siding.
 - b) Repair and retain split boards by nailing and/or gluing with waterproof glue.
 - c) Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.
 - d) Putty nail holes.
 - e) Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, profile, and dimensions. It may be a new wood board or a salvaged board.
 - f) Missing boards should be replaced with new or salvaged wood boards to match the original.
 - g) Siding should be primed and painted after being scraped of all loose paint and washed.
2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions which generally do justify replacement:
 - a) badly rotten wood
 - b) boards with splits (especially multiple splits) which cannot reasonably be repaired.
 - c) burned wood
 - d) missing wood

3. Synthetic replacement siding may be considered if it has the same visual characteristics as the original material.

Not Recommended

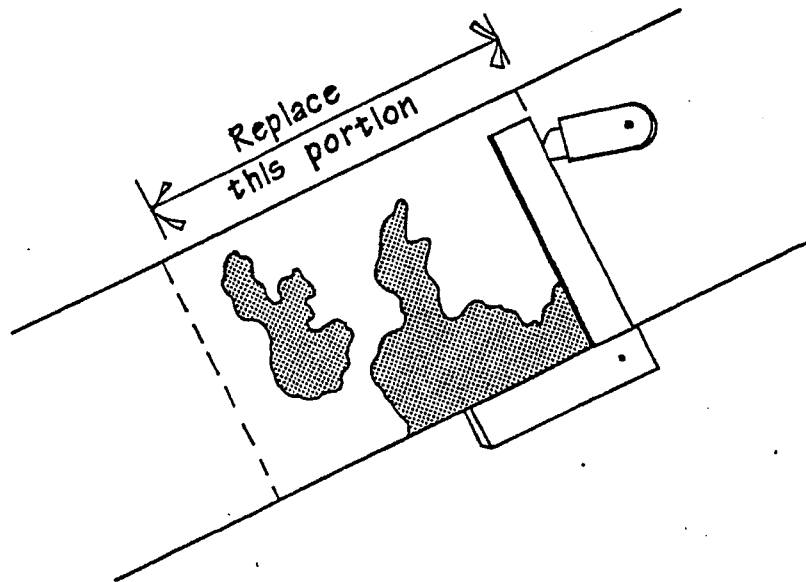
1. Removing the original siding. It provides important physical, evidence of a building's history and adds immeasurably to a building's historic character. Even if replaced with new matching wood siding, the irregularities which record the building's evolution through time and give it its character are lost. In short, the historic significance of a building where the original siding is removed is diminished.

As a rule, the following reasons do not justify replacement:

- a) To remove paint
 - b) To avoid repairs
 - c) To hide past or planned alterations
 - d) To increase energy efficiency
 - e) To restore the "original" appearance (to look "new")
2. If it is covered with synthetic siding or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.
 3. If replacement of siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided.
 4. It is neither necessary nor in many cases desirable to remove old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be pursued with great care. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or blow torch should be avoided.

No Certificate of Appropriateness is needed to undertake the following actions:

- repair and replacement of siding as long as it is of the same shape, size, texture and material of the existing siding



Repair convex
siding boards



Repair concave
siding boards



Guidelines for New Construction

Purpose

The purpose of these guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics of the Fayette Street area and bring harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot insure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the Fayette Street historic area neighborhood can be interpreted properly.

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements which generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements which generally describe the architectural compatibility of a new building to its existing neighbors.

Materials The visual, structural, and performance characteristics of the materials visible on a building exterior.

- Natural and synthetic materials should be considered provided their textures, patterns and dimensions are compatible with those found on historic buildings in the area.

Setback The distance a building is set back from a street.

- The setbacks should conform to the existing established range of setbacks.

Orientation The direction which a building faces.

- New buildings should be oriented at the same angle as the existing structures.

Spacing The distance between contiguous buildings along a blockface.

- New construction should reflect and reinforce the spacing found in the block and maintain the perceived regularity of spacing on the block.

Building Heights The actual height of buildings and their various components as measured from the ground.

- Since the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.

Outline The silhouette of a building as seen from the street.

- The basic outline of a new building should reflect building outlines and directional orientations typical of the area.

Mass The three dimensional outline of a building.

- The mass of a new building should be compatible with surrounding buildings.

Style and Design The creative and aesthetic expression of the designer.

- No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
- Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which building are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

Fenestration The arrangement, proportioning, and design of windows, doors and openings.

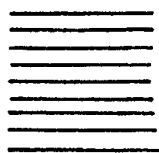
- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
- The basic proportion of glass to solid which is found on surrounding buildings should be reflected in new construction.

Foundation

- New construction should reflect the prevailing sense of foundation height on contiguous buildings.

Materials

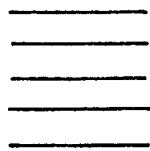
Typical Siding on Historic Buildings



May be Appropriate on New Construction



Inappropriate



Too wide



Wrong direction



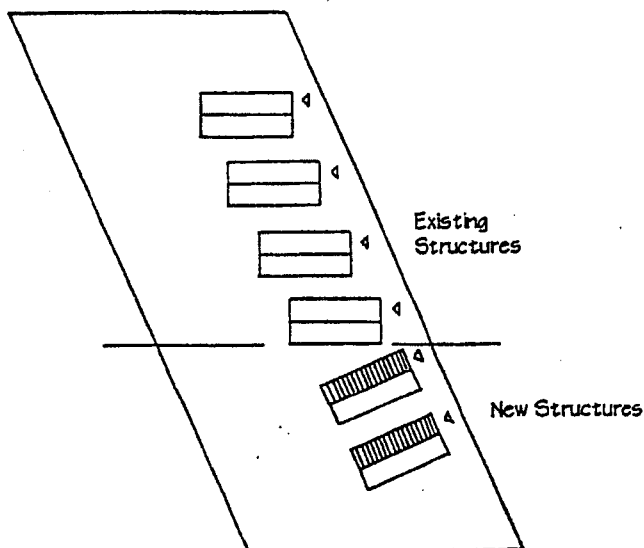
Diagonal



Too rustic
Too grainy

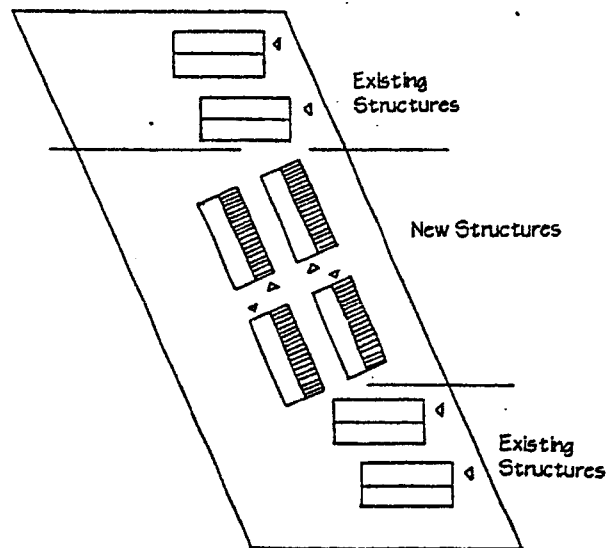
Orientation

Inappropriate



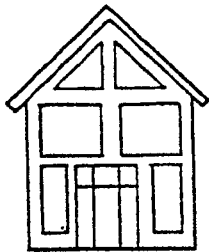
New structures
at angle to existing
structures

Inappropriate

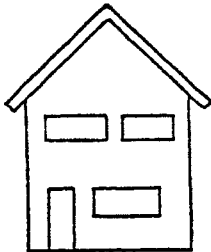


New structures do
not face the street
as existing structures

Fenestration

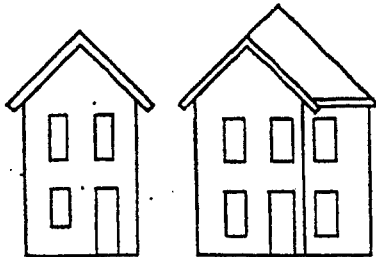


Proportion of glass to solid is not compatible

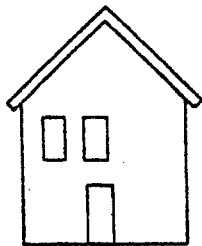


Window proportions and direction are not compatible

Context

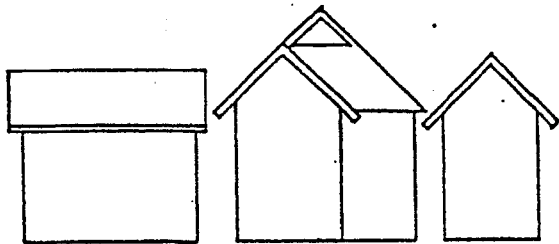


Inappropriate

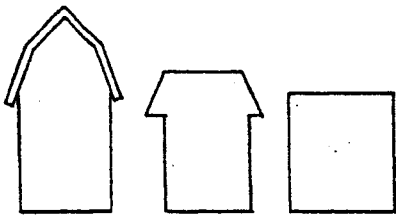


Does not keep rhythm of openings

Shape

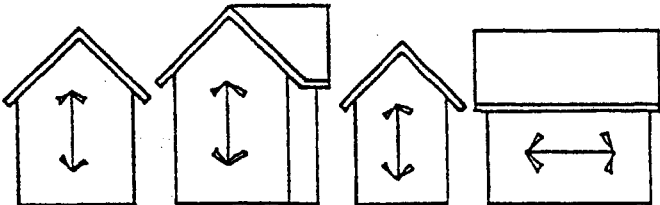


Neighborhood Context



Inappropriate

Directionality



Appropriate

Original

Maybe

Guidelines for New Additions and Accessory Buildings

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

Recommended

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located at the rear, away from the front facade.
3. The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.
4. Additions and accessory buildings should be discernable as a product of their own time.
5. Accessory buildings may be attached to the primary structure if the location of the accessory is appropriate for the lot.

Not Recommended

1. Obscuring significant architectural detailing with new additions.
2. Altering the roof line of an historic building in a manner which affects its character.
3. Additions which look as though they were a part of the original house. Additions should be differentiated from the original building.

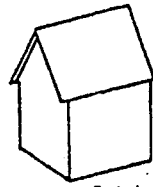
4. Additions near the front facade and at the side.
5. Imitating historic styles and details although they may be adapted and reflected.
6. Blocking the light of adjacent buildings.

No Certificate of Appropriateness is needed to undertake the following actions:

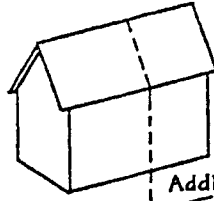
- constructing detached storage barns or sheds (smaller than 144 square feet) in rear, provided they are not visible from the street

Inappropriate

Appropriate

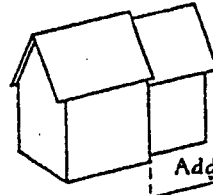


Original Structure



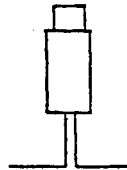
Addition

Addition not distinguishable from original structure

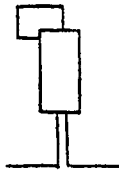


Addition

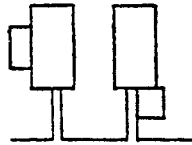
Addition looks added to original structure



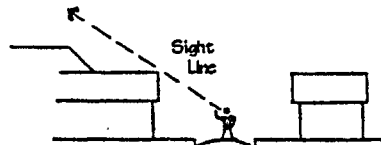
Appropriate



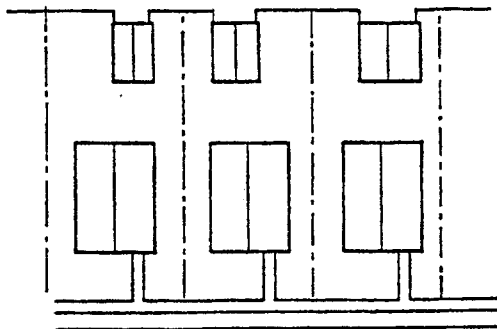
Maybe



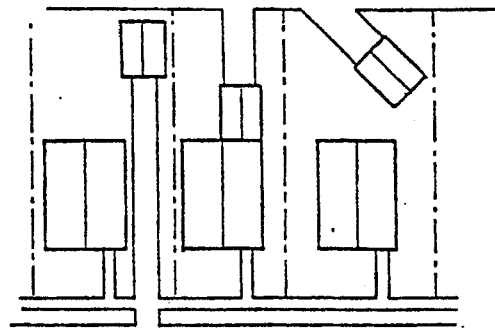
Inappropriate



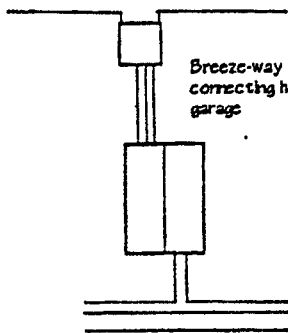
Stepped back new construction



Appropriate

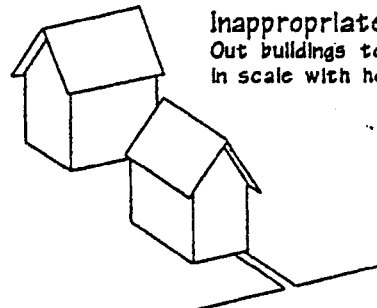


Inappropriate



Breeze-way connecting house with garage

Maybe



Inappropriate
Out buildings to be in scale with house

Guidelines for Demolition

Guidelines for Demolition:

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission (IHPC) must be issued.

Demolition Definition

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition and are not all-inclusive:

1. The razing, wrecking or removal of a total structure.
2. The razing, wrecking or removal of a part of a structure, resulting in a reduction in its mass, height or volume.
3. The razing, wrecking or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of Appropriateness for rehabilitation. Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.
2. The removal or destruction of those elements which provide enclosure at openings in any exterior wall (e.g., window units, doors, panels).
3. The removal or destruction of architectural, decorative or structural features and elements which are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.
2. The removal of exterior utility and mechanical equipment. *
3. The removal, when not structurally integrated with the main structure, of awnings, of gutters, downspouts, light fixtures, open fire escapes and other attachments. *
4. The removal of signs. *
5. The removal of paint. *

6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, and asphalt. *
7. The replacement of clear glass with no historic markings.

* Note: Items 2, 3, 4, 5 and 6 may be considered rehabilitation and require a Certificate of Appropriateness under other guidelines in this plan.

Criteria for Demolition

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought, and or
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

Condition

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

Significance

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

1. Architectural and historical information included in this plan.
2. Information contained in the district's National Register nomination.
3. Information contained in any other professionally conducted historic surveys pertaining to this district.
4. The opinion of its professional staff.
5. Evidence presented by the applicant.
6. Evidence presented by recognized experts in architectural history.

Replacement

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

1. Elevations and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side).

3. A site plan showing the new development and the structure(s) to be demolished.
4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information which would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

Economics

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issuance of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

5. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
10. Copy of the most recent real estate tax bill.
11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-for-profit corporation, limited partnership, joint venture, or other method.
12. Any other information which would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g., proforma financial analysis.

Appendix

Based on Indiana Code 36-7-11.1 as of April 1990

- I. Commission: Refers to the Historic Preservation Commission appointed under IC 36-7-11.1.3.
- II. Historic Area: An area, within the county, declared by resolution of the Commission to be of historic or architectural significance and designated an "Historic Area" by the Historic Preservation Plan. This area may be of any territorial size or configuration, as delineated by the plan without a maximum or minimum size limitation, and may consist of a single historic property, landmark structure, or site, or any combination of them, including any adjacent properties necessarily a part of the Historic Area because of their effect on and relationship to the historic value and character of the area.
- III. Historic Area Plan: A preservation plan prepared by the Commission for areas within Marion County declared to be local historic areas. Once the Commission has made a declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed plan is presented to the Metropolitan Development Commission for public hearing and adoption as part of the comprehensive plan of the county.
- IV. Certificate of Appropriateness: Once a plan is adopted, a person may not construct any exterior architectural structure or feature, or reconstruct, alter, or demolish any exterior or designated interior structure or feature in the area, until the person has filed with the staff of the Commission an application for a Certificate of Appropriateness, plans, specifications, and other materials prescribed, and a Certificate of Appropriateness has been issued. However, this does not:
 - A. Prevent the ordinary maintenance or repair for any exterior or designated interior architectural structure or feature that does not involve a change in design, color, or outward appearance of it.
 - B. Prevent any structural change certified by the Department of Metropolitan Development as immediately required for the public safety because of hazardous conditions.

- C. Require a Certificate of Appropriateness for work that is exempted by the historic preservation plan.

V. Work exempt from Certificate of Appropriateness: The historic preservation plan may provide that certain categories of work accomplished in the Historic Area are exempt from the requirement that a Certificate of Appropriateness be issued. Various historic preservation plans may exempt different categories of work.

VI. Certificate of Authorization: The Certificate of Authorization is granted to allow an applicant to proceed with inappropriate work in those cases in which undertaking the appropriate work would result in substantial hardship or deprive the owner of all reasonable use and benefit of the property or where its effect would be insubstantial.

VII. Definitions:

Elevation: a drawing showing the elements of a building as seen in a vertical plane.

Footprint: the outline of a building on the land.

New Construction: any work undertaken on a new building or feature. An addition to an historic structure is considered new construction.

Plan: a drawing illustrating the elements of a building as seen in a horizontal plan.

Rehabilitation: any work undertaken on an existing building, regardless of the age of the building.